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December 30, 2014

County of San Diego
 Planning and Development Services
 5510 Overland Avenue
 San Diego, CA 92123

Lakeside Fire Protection District
 12216 Lakeside Avenue
 Lakeside, CA 92040

SUBJECT: FIRE PROTECTION PLAN – LETTER REPORT

Lemon Crest
 12361 Lemoncrest Drive
 Lakeside, CA 92040
 APN 394-290-28

This Fire Protection Plan (FPP) – Letter Report is submitted pursuant to the County Fire Code and County Consolidated Fire Code, to address the adverse environmental effects that a proposed project may have from wildland fire and to provide mitigation of those impacts to ensure that the project does not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

PROJECT DESCRIPTION

The proposed project will sub-divide an approximately 17.16 acre parcel , APN 394-290-28, into twenty-five parcels. Twenty-four parcels will be developed as single family residential dwelling lots. There will be one remainder parcel (**see Attachment “A”**). The residential development parcels will have a net size of approximately one-half acre. The proposed project is zoned as RR, Land Designation Use Code UR-2, for Village Residential, two dwelling units per acre. The proposed project site is located on the south side of Lemoncrest Drive, and west of Los Coches Road, and is in the unincorporated community of Lakeside in San Diego County, California.



ENVIRONMENTAL SETTING

1. Location:

The proposed project site is within the unincorporated community of Lakeside, approximately 21 miles east of the Pacific Ocean and 19 miles north of the United States – Mexico border. Lakeside is primarily a semi-rural and rural community with an estimated population of 55,000 people. The project site is approximately one quarter mile south of the Woodside Avenue commercial corridor and the central downtown Maine Avenue area of the community.

The project site is bordered by developed residential properties on Lemoncrest Avenue and Janet Lane on its western side. To the south are developed residential properties on Rockcrest Lane. The southeastern portion of the project is abutted by residential properties on Del Sol Road and a large residential property located at 12345 Lemoncrest Avenue.

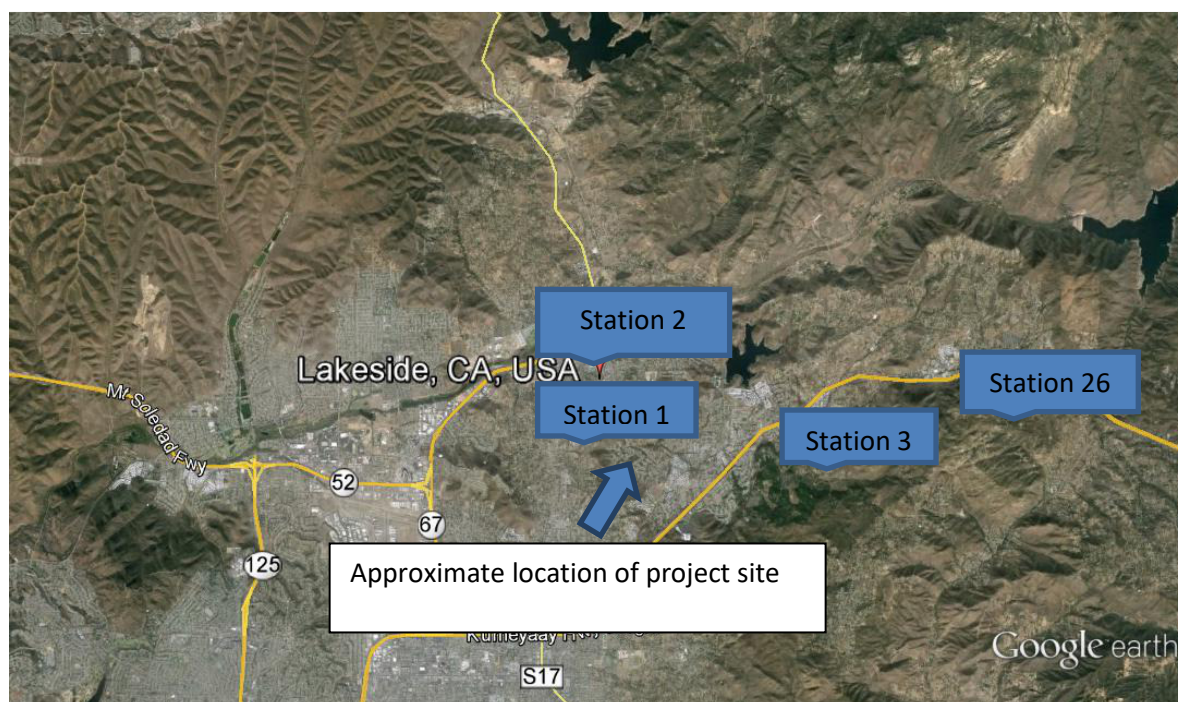
Fire Protection Services:

The Lakeside Fire Protection District is an “all risk” career agency providing 24-7-365 fire protection services to an area of approximately 50 square miles and 60,000 residents. The District has four fire stations housing four Type I Structure Fire Engines, a Type II OES Engine Company, a Type III Brush Fire Engine, a medium rescue company, one water tender and two paramedic ambulances. Lakeside is a member of

the Heartland Automatic Aid Agreement and San Diego County Fire Mutual Aid Agreement. The Automatic Aid Agreement supplements Lakeside's emergency resources from surrounding agencies on a closest-engine-basis. Lakeside resources responding to wild land fires in State Responsibility Areas (approximately 60% of the District) are assisted by automatic responses from CAL-FIRE.

Lakeside FPD Fire Station # 2, located at 12216 Lakeside Avenue, is located 1.29 miles from the proposed project site. The facility houses a District Type I structure Engine Company manned by three firefighters and one cross-staffed Type I Engine with a 65 foot Telesqurt aerial ladder. Response time to the project site, under normal, non-emergency driving conditions is approximately three minutes, verified by a driving test conducted by the Consultant on December 22, 2014.

Lakeside FPD Fire Station # 1, located at 9726 Riverview Avenue, is located one (1) mile from the proposed project site. The facility houses one Type I structure Engine Company manned by three firefighters, a Type I Brush engine (cross-manned) and a paramedic ambulance. Response time to the project site is approximately three (3) minutes, under normal, non-emergency driving conditions, verified by a driving test conducted by the Consultant on December 22, 2014.



Finding: Fire Department response travel times to the proposed project site are within the maximum 5 minute parameters established for residential dwelling units.

2. Topography:

The project site is located immediately South of Lemoncrest Drive. The northwest side of the project site has a relatively gentle up-hill slope. The northeast and eastern sides of the project is moderately steep, beginning at an elevation of 440 feet ASL at the base and peaking at 514 feet at the top of the slope. The run distance on the eastern slope is 121 feet, with an average slope gradient of 21.5%. The peak of the combined hillsides produces a relatively smoothly curved and domed plateau, which extends for the length of the project site in a south to north configuration.



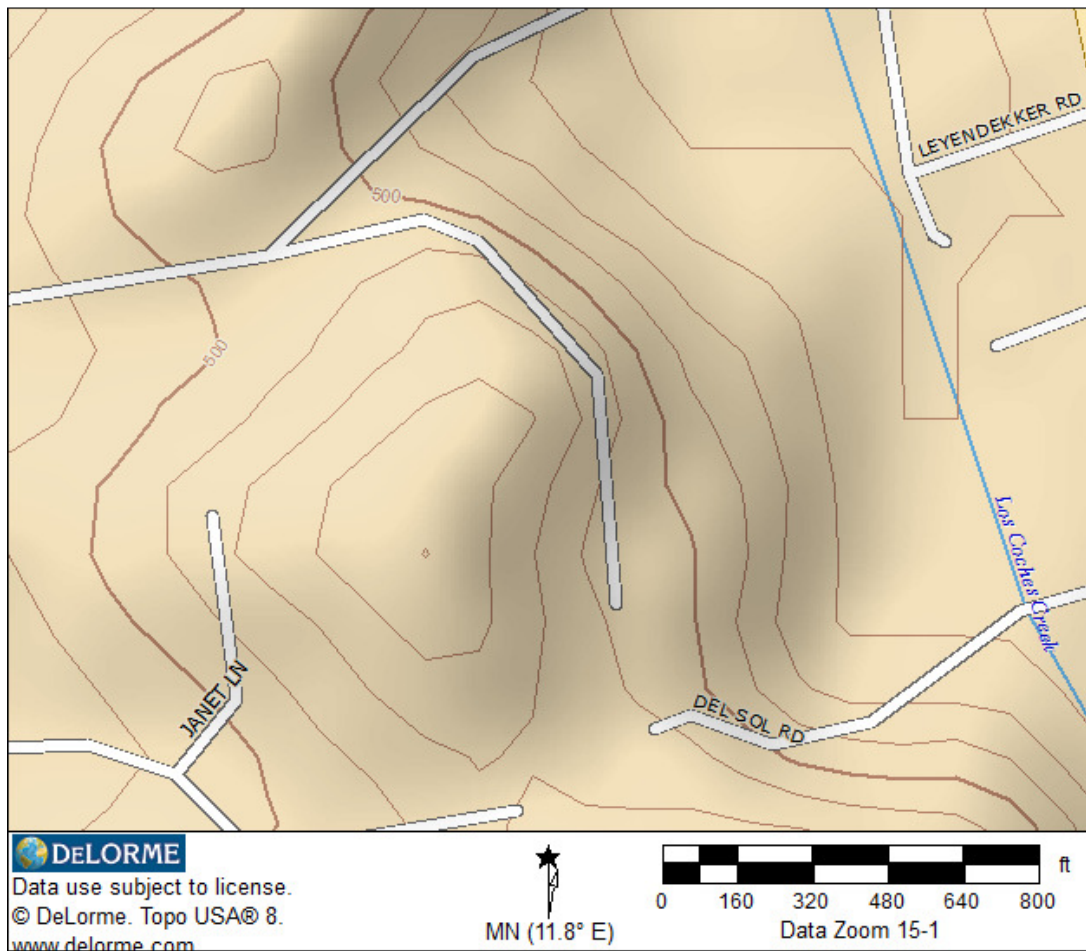
North Side of Project Site, Looking South



Northeast Side of Project Site



East Side of the Project Site, Looking West



3. Geology:

The project site is located south of, and immediately adjacent to, Lemoncrest Drive. A site visit indicates that there are no apparent geological factors that would constrain construction of required Fire Apparatus Access Roads, impact the design of proposed dwelling pads or increase wild land fire behavior after recommended fire protection measures, defensible space and proper vegetative fuel management are implemented on the project site.

4. Flammable Vegetation:

A site visit to the proposed project revealed that approximately 70% of the site is covered with native and invasive species annual grass type vegetation and 30% with herbaceous shrub fuels (along the northeastern side).

The primary vegetative fuels are annual native and non-native grasses (Fuel Model 1; GR-2 Low Fuel Load Dry Climate Grass) with an approximate height of approximately two (2) to three (3) inches.

GR2 (102)

Low Load, Dry Climate Grass (Dynamic)



The primary carrier of fire in GR-2 vegetation is grass in a continuous fuel bed. Small amounts of fine dead fuels may be intermixed with the grasses. The fuel loading is approximately 1.10 tons per acre and the fuel extinction moisture content is 15%.

Fuel Model 1 Grass



Fire spread is governed by fine, very pourous and continuous fuels that have cured or are nearly cured. Fires are surface fires that move rapidly through the cured grasses. Total live and dead fuel load is 0.74 Tons per acre.

GS2 (122)

Moderate Load, Dry Climate Grass-Shrub (Dynamic)



The remaining 30% of native vegetation is found along the northeastern side and eastern slopes of the project site and have been identified as Fuel Model GS-2 Moderate Load Dry Climate Grass and Shrubs. The primary carrier of fire in Fuel Model GS-2 is a combination of the grass and shrubs. Fire spread rate is high and flame lengths are moderate. The fuel extinction moisture content is 15%. The average fuel loading is 2.1 tons per acre.

Near the center of the project site, on the domed plateau at the location of a previous residential building are several examples of different tree species including common pepper trees, eucalyptus and oaks.

Off-site vegetation is native vegetative fuels (grass and shrubs) on undeveloped properties and irrigated landscaping and a number of irrigated tree species in adjacent developed residential areas.

5. Climate:

Like most of Southern California, San Diego County and the project site has a Mediterranean Climate typified by warm to hot dry summers and mild to cool winters. Summer temperatures range between the mid-nineties and low one hundreds during

the summer and fall months with occasional extraordinarily hot, dry spells similar to desert conditions occurring. Rainfall averages nine to fifteen inches at the elevations where the project site is located. Santa Ana winds are one of the most notable weather conditions in Southern California and San Diego County. Typically, these dry winds occur during the late summer and fall months (September through November) but may happen at any time during the year. With combined adiabatic (compression) heating (for every 1000 feet of elevation decline, temperature increases five degrees) and wind velocities exceeding 40 miles per hour, Santa Ana winds severely exacerbate wildfires, especially during drought conditions.

The U.S. Forest Service Weather Information Management System provides information about weather patterns in San Diego County. Daily afternoon weather observations in San Diego County were analyzed for forty-four years (1961-2005) at selected fire stations. San Diego County is divided into five climate zones between the coast and desert. Weather data between April and December are used to represent the annual fire season in San Diego County, with the most severe fire weather conditions in September and October. The following table was derived by the analysis of San Diego County's Interior Climate Zone where the project is located.

Worst Case Weather and Burning Conditions, Interior Zone

Period	Temperature	Humidity	Wind Speed	Burning Index
Summer	90-109	5-9%	18 mph	153
Santa Ana	90-109	5-9%	24 mph	168
Peak	90-109	5-9%	56 mph	-

PROJECT EXPOSURE TO WILDLAND FIRES

1. Water Supply:

Fire hydrants shall be located along fire access roadways as determined by the Fire Marshal to meet operational needs, at intersections, at cul-de-sacs, and at intervals pursuant to the County and Consolidated Fire Code. The required fire flow in the water main(s) serving new developments is 2500 gallons per minute.

Findings:

The project site is within the Service Provision Area of the Lakeside Irrigation District (**See Attachment D**).

There is an existing fire hydrant installed at the intersection of the existing driveway serving the parcel and Lemoncrest Drive. The Clow 850 fire hydrant has one 2-1/2" and one 4" discharge ports.



Additional Fire Hydrant Requirements:

The San Diego County Fire Authority Fire Marshal has required the installation of three additional fire hydrants along the proposed, to-be-named street serving the project site. These fire hydrants have proposed locations at Lot 23, Lot 20 and at the entry to the terminal cul-de-sac bulb at the southern end of the project. **(See Attachment “A”)**

2. Fire Access Roads

Location:

The project proposes to provide a twenty-four (24') wide paved private road to serve the development. The to-be-named private road will serve the twenty-four proposed residential buildings and will have a north to south configuration.

Twenty-four (24') foot wide access road shall be considered Fire Apparatus Access Roads (Fire Lanes) and shall be identified, in perpetuity, with signage, red curbs and white letters which designate the presence of the Fire Lane and which are clearly visible from an approaching vehicle. Signage, red curbs and other Fire Lane identifiers shall be in conformance with Section 22500.1 of the California Vehicle Code.

As proposed, all private driveways and the primary access road are to be considered as Fire Apparatus Access Roads (Fire Lanes).

A minimum improved paved width of thirty-two (32') is required if the project proposes to allow parking on one side of the access road.

Flag Lots 4 and 5 on the east side of the private road will be accessed by private driveways having a west to east configuration. Flag Lots 12 and 13, immediately east of the road's southern cul de sac terminus, will also be served by west to east configured private driveways. Flag Lots 15, 16 and 17 will be served by private driveways extending

in an east to west configuration from the cul de sac bulb. All other lots will be served by private driveways connected directly to the private road right-of-way.

Maximum Length of Access Road:

The to-be-named primary private street has a proposed length of approximately 900 feet. This is approximately 100 feet longer than the maximum dead-end road length permitted for parcels with zoning of less than one acre.

Findings:

Pursuant to Sections 104.8 of the California Fire Code, the Fire Marshal may allow a dead-end road to exceed the maximum allowable length if modifications meet the intent and purpose of the Code(s) and the road length modification does not decrease health, life and fire safety requirements.

An analysis performed by the Consultant finds that the proposed to-be-named private street will provide adequate and effective Same Practical Effect under the following conditions and mitigations:

- The proposed street will have an existing improved paved width of twenty-four (24) feet
- Lemoncrest Drive, the primary public street providing access to the project site, has an improved paved width of twenty-four (24') feet.
- Except for overall length, the proposed private street will meet, or exceed, all current Fire Apparatus Access Road standards and requirements for pavement, width and grade restrictions.
- The primary access route has no constraints or bottle-necks, on- or off-site, from the proposed project until it reaches an intersection with two directions of egress travel.
- There are no community security gates proposed on the to-be-named street that would obstruct emergency ingress and egress travel.
- The project site is effectively "land-locked" by adjacent developed properties. Providing secondary access roads from, and through, developed properties to the project site cannot be practically achieved and would create substantial financial, environmental and legal impacts on the developer.

Proposed Mitigations for Over-length Access Road

- As mitigation for the over-length Fire Apparatus Access Road, community security gates obstructing emergency ingress and egress travel shall be prohibited in perpetuity.
- As further mitigation for the over-length primary road, the minimum required twenty foot (20') wide road side Fuel Modification Zones may be increased to a minimum width of up to four (4) times the calculated Flame Length of natural vegetative fuels located adjacent to the right-of-way. **(see Sections 6 and 7)**

- The primary vegetative fuels along the proposed street and private driveways will be irrigated and approved fire resistant landscaping.
- A maximum seventy (70) foot (17.5' flame length x 4) wide road-side Fuel Modification Zone can be incorporated into each dwellings' Zone 1, fifty (50) foot wide Fuel Modification Zone. Road-size and primary Fuel Modification Zones shall be maintained in perpetuity.

Width:

The primary access road (to-be-named private street) has a proposed improved paved width of twenty-four feet, with each side of the right-of-way provided with an improved unpaved shoulder width of eight (8') feet.

Two individual and contiguous driveways, each with a separate individual right-of-way, will serve Flag Lots 5 and 6. The driveway right-of-ways will have a twenty (20') width. Minimum improved paved width for driveways servicing one or two single family residences is sixteen (16') feet.

A single driveway will serve Flag Lots 12 and 13. The project proposes a forty (40') foot wide private road easement to serve these parcels. Minimum improved paved width for driveways servicing one or two single family residences is sixteen (16') feet.

A single driveway will serve Flag Lots 15, 16 and 17. The project proposes a forty (40') foot wide private road easement to serve Flag Lots 15 and 17, with the right of way narrowing to twenty (20') feet to serve Lot 16. The minimum improved paved width for driveways serving more than two single family residences is twenty-four (24') feet and diminishes to sixteen (16') feet for driveways serving one or two dwellings.

NOTE: All fire access roads, including driveways must be improved with an all-weather paved surface suitable for travel by 75,000 lb. fire apparatus.

Vertical Clearance:

The minimum vertical clearance of 13 feet 6 inches must be maintained for the entire required width of fire access roads.

Grade:

The maximum proposed grade for the primary access road (to-be-named private street) is 11%.

NOTE: Grades greater than 15% are not permitted without mitigation; grades greater than 20% are prohibited.

Surface:

The primary access road to the project site has a maximum grade of 11%. The primary access road may be paved with an all-weather surface of asphaltic concrete as provided by the specifications of the County of San Diego Private Road Standards.

Private driveways shall be paved with an all-weather surface as provided by the specifications of the County of San Diego Private Road Standards. Driveways with grades up to 15% may be paved with asphaltic concrete. Grades exceeded 15% and up to 20% shall be provided with a brushed concrete driveway that will improve traction for fire apparatus negotiating the slope gradient. Grades exceeding 20% are not permitted.

Fire Department Turnarounds:

Private driveways serving Flag Lots 4, 5, 12 and 16 exceed the 150 foot length for Fire Apparatus Access Roads that do not require fire department turnarounds. Approved F.D. Turnarounds shall be provided at the terminal end of these driveways to allow safe and efficient use of these driveways for fire apparatus access and egress. (**See Attachment “B”**). Designated F.D. Turnarounds shall be kept clear of all obstructions and no parking of vehicles or storage of property shall be allowed.

On-Going Road Maintenance

The project developer has three options for funding private road maintenance:

1. California Civil Code Section 845 – requires that the owner(s) of a private road easement to maintain the road in good repair through formal agreements or proportional sharing of costs incurred. Enforcement of the in perpetuity road maintenance operations is by legal action in a court of law having jurisdiction over the right-of-way or by judgment of a impartial arbitrator. The judgment may be enforced as a money judgment by any party against any other party to the legal action taken.
2. County of San Diego Private Road Maintenance Agreement - as authorized by Section 21065 of the California Public Resources Code and Sections 81.402(c)(1) and 81.703(c)(1) of the County of San Diego Code of Regulatory Ordinances, the developer, individual lot owners and the County may enter into private road maintenance agreements. This type of agreement binds current and future lot owners to provide equal and proportional sharing of road maintenance costs that include, but are not limited to, the following operations - reasonable and normal road improvement and maintenance work to adequately maintain said private road easement and related drainage facilities to permit all weather access, filling of chuck holes, repairing cracks, repairing and resurfacing of roadbeds, repairing and maintaining drainage structures, removing debris, maintaining signs, markers, striping and lighting, if any, and other work reasonably necessary or proper to repair and preserve the easement for all weather road purposes.
3. Creation of a Permanent Road Division – A Permanent Road Division zone is a special district established at the request of property owners with a common road

related need in a specific area for repairs and maintenance. Property owners must pay all of the costs of the PRD through a special benefit assessment or parcel charge assessment on their property tax bill. The cost to each individual property owner is determined by the benefit their property receives as a result of road repair and maintenance.

Evacuation Routes From Project Site:

Residents of the proposed project site have several evacuation options in the event of wildfires or other emergencies.

Residents will initially egress the project site on Lemoncrest Drive, the primary paved public street currently serving the proposed project site. Lemoncrest Drive has an improved paved width of twenty-four (24') feet and has a west to east configuration.

At the intersection of Lemoncrest Drive and the to-be-named project street, residents will have two directions of travel for evacuation routes.

Evacuation Route Options to the West

Turning west (left) onto Lemoncrest Drive, residents have the option of proceeding toward Winter Gardens Boulevard, a four lane wide primary arterial feeder route with a north to south configuration. At the intersection of Winter Gardens Blvd. and Lemoncrest Drive, residents can turn north (right) and travel to Woodside Avenue (another primary arterial route, with a west to east configuration and two directional travel options) or State Route (Highway) 67, with a direct evacuation travel to the south (City of El Cajon) or west (City of Santee). Alternatively, residents can turn south (left) on Winter Gardens and proceed to the City of El Cajon.



Lemoncrest Drive Evacuation Route to West

Access to Evacuation Centers:

Turning south (left) on Winter Gardens Blvd, residents can travel approximately one-half mile and reach Riverview Elementary School, which can serve as an evacuation center in the event of fires or other disasters.

Turning north (right) on Winter Gardens Blvd., residents can travel to Woodside Avenue and turn west (left). They will travel approximately one half mile to Lakeside Middle School, which can serve as an evacuation center in the event of fires or other disasters.

Evacuation Route Options to the East

Turning east (right) on Lemoncrest Drive, residents can travel to the intersection of Julian Avenue, a west to east configured public paved street, where two additional directions of egress travel is provided.

Turning east on Julian Avenue, residents can travel to Los Coches Road, an arterial feeder route with a north-to-south configuration, with two directions of egress travel. Turning north (left) on Los Coches Road, residents will enter the core downtown area of the community of Lakeside within the distance of two city blocks. Turning south on Los Coches, residents can travel to either Highway 8 Business or Interstate 8, both within a distance of approximately two miles. Residents can use either of these routes to travel west to the Cities of El Cajon, La Mesa or San Diego.



Lemon Crest Evacuation Route to East

Access to Evacuation Centers

Turning east on Lemoncrest Drive, residents can proceed approximately 2/10ths of a mile to Lemoncrest Elementary School. The school premises can serve as 1) a neighborhood safety zone and 2) an evacuation center in the event of fires or other disasters.

3. Setback from Property Lines:

The minimum Fire Setback from any property line in designated High Fire Hazard Areas is generally thirty (30') feet. Exceptions may be allowed for parcels smaller than one acre, upon review and approval from the Fire Authority Having Jurisdiction. Minimum setback from property lines abutting national forests, open space preserves, and designated riparian areas is 100 feet.

Top of Slope Setbacks for single story residences shall be a minimum of fifteen (15') feet with a maximum building height of twelve (12') feet. Two story residences shall have a minimum Slope Setback of thirty (30') feet.

4. Building Construction:

All structures and buildings shall comply with the Wildland-Urban-Interface ignition-resistive construction requirements specified in Chapter 7-A of the County of San Diego and California Building Codes.

5. Fire Protection Systems:

All habitable residential buildings, structures and attached garages shall have National Fire Protection Association Standard 13-D compliant automatic residential fire sprinklers installed per the San Diego County Code or San Diego County Consolidated Fire Code standards and requirements.

6. Defensible Space:

A minimum 100-foot (or to the property line, whichever is closer) Fuel Management Zone will be established and maintained around all buildings or structures over 250 square feet in size. No off-site clearing is required or authorized.

Parcels with less than 100 feet between buildings and property lines shall meet the following Defensible Space/Fuel Modification Zone requirements:

- A. Fuel Modification Zone 1, extending 0 to 50 feet from buildings – all native and non-native flammable vegetation shall be removed and replanted with fire resistive and irrigated landscaping and vegetation complying with the County of San Diego “*Approved Plants for Defensible Space in Fire Prone Areas*” List.
- B. Fuel Modification Zone 2, 50 to 100 feet from buildings – all dead and dying vegetation shall be removed from the Fuel Modification Zone. All native and non-

native vegetative fuel canopies shall be thinned of 50% of their growth. Weeds and grasses shall be cut to within six inches (6") above the ground.

The Fuel Modification Zones and Defensible Space must be established and maintained by thinning, clearing away or modifying combustible vegetation. The Fuel Modification Zones and Defensible Space may be replanted with approved irrigated, fire-resistant plants or approved non-irrigated, drought-tolerant, fire resistant plants.

Defensible Space Vegetation Exemptions:

1. Single specimens of trees, ornamental shrubbery or similar plants used as ground cover if they do not form a means of spreading fire in natural vegetative growth to any structure.
2. Grass and other vegetation more than fifty (50') from buildings or structures and less than eighteen inches (18") in height above the ground may remain when necessary for soil stabilization and erosion prevention.

All required Fuel Modification Zones and Defensible Spaces shall be in place prior to Final Building Inspection and issuance of a Certificate of Occupancy. Fuel Modification Zones and Defensible Space shall be maintained in perpetuity.

Representatives of the Lakeside Fire Protection District shall have the right to enter private property to insure the fuel modification zone requirements are met.

Roadside Defensible Space

The primary to-be-named street and all private driveways shall be provided with Fuel Modification Zones along all right-of-ways. The minimum required width of road-side Fuel Modification Zones is twenty feet (20'). Roadside Fuel Modification Zones shall conform to the requirements of Zone 1 Defensible Space.

Defensible Space Recommendations:

The estimated flame length for vegetation fires (Fuel Model GS-2, Moderate Load Dry Climate Grass and Shrub) on the project site is approximately eighteen (18') feet.

Lots on the East side of the project are potentially exposed to fires spreading up a moderately steep slope, with fire behavior pre-heating the vegetation and producing rapid rates of spread in unmodified fuel beds. Fire modeling indicates that a distance of seventy-two (72') feet will provide a safe and effective separation zone that will limit convective and radiant heat exposure to buildings. This space will also allow firefighters to safely and effectively undertake fire attack operations with minimum exposures to heat release rates from anticipated fires.

It is recommended that a minimum of seventy-five (75') of Zone 1 defensible space be provided for all proposed structures on the **East** side of the project. An additional twenty-five (25') of Zone 2 Defensible Space, with natural vegetative fuel canopies thinned 50% and all dead and dying materials removed on an as-needed basis, should

be provided next to the Zone 1 defensible space and adjacent to any other unmanaged fuels.

7. Vegetation Management:

Prescribed Defensible Space (fuel management zones) will be maintained by the property owners at least annually or more often as needed. Landscaping and vegetation within the boundaries of the Defensible Space area will be from an approved fire resistant planting materials list provided by the County of San Diego, Department of Development Planning Services.

The following requirements shall apply to this project:

- a. Each property owner shall be responsible for all irrigation and landscaping of Fuel Modification Zones within their property boundaries. Fuel Modification Zones and Defensible Space shall be limited to the area within established property lines and shall not extend off-site of established parcels.
- b. The Lakeside Fire Protection District will hold each parcel owner within the proposed project accountable for enforcement of all wildfire protection issues discussed in this Fire Protection Plan.
- c. Each property owner shall not allow dumping of trash or disposal of yard trimmings within Fuel Modification Zones and Defensible Space areas.
- d. The Lakeside Fire Protection District, or its designated representative(s), shall decide any disputes relating to individual lot landscaping or fuel treatments involving the interpretation of this Fire Protection Plan. Decisions made by the Fire Protection District shall be final and binding on property owners.
- e. If modifications to the Parcel Map occur, any part and/or all of the Fire Protection Plan may be revised at the discretion of the Lakeside Fire Protection District.
- f. Debris and trimmings produced by thinning and pruning will be removed from the site
- g. The annual completion of all designated Fuel Modification Treatments will occur before June 15th.
- h. All individual landscaping plans, including additional structures, will comply with the Fire Protection Plan.
- i. Trees and plants will be planted in accordance with the "County of San Diego Approved Plants for Defensible Space in Fire Prone Areas List" or as approved by the Lakeside Fire Protection District.
- j. Boundaries of Fuel Management Zones shall be clearly and permanently marked.

Prescribed Defensible Space (fuel management zones) will be maintained by the property owners at least annually or more often as needed. Landscaping and vegetation within the boundaries of the Defensible Space area will be from an approved fire resistant planting materials list provided by the County of San Diego, Department of Development Planning Services.

8. Fire Behavior Computer Modeling:

Based on preliminary evaluation by the County Fire Marshal, Computer Fire Behavior Modeling is not required for this FPP – Letter Report.

The primary vegetation type on the project site is Fuel Model 1/GR-2 Low Fuel Load Dry Climate Grass. A fire starting on the project site in cured annual grass will produce flame lengths of 17.2 feet, a spread rate of 445 chains per hour (26,700 feet) and downwind spotting distances of .9 miles with 100% ignition of receptive fuels.

Irrigated lawns, as proposed in the project's defensible space guidelines, will have a fuel moisture content of at least 120%. Fuel moisture contents of 120% result in green, non-cured vegetation, with all herbaceous materials remaining in the "live" fuel categories. As a result, grassy fuels with high fuel moistures will produce flame lengths of one (1') foot or less and have a rate of spread of approximately 5 chains (330 feet) per hour when exposed to a 20 m.p.h. mid-flame wind.

Signatures

J. Charles Weber

8-2-16 J. Charles Weber

Prepared By (Signature)

Date Printed Name Title

R.C. Stewart

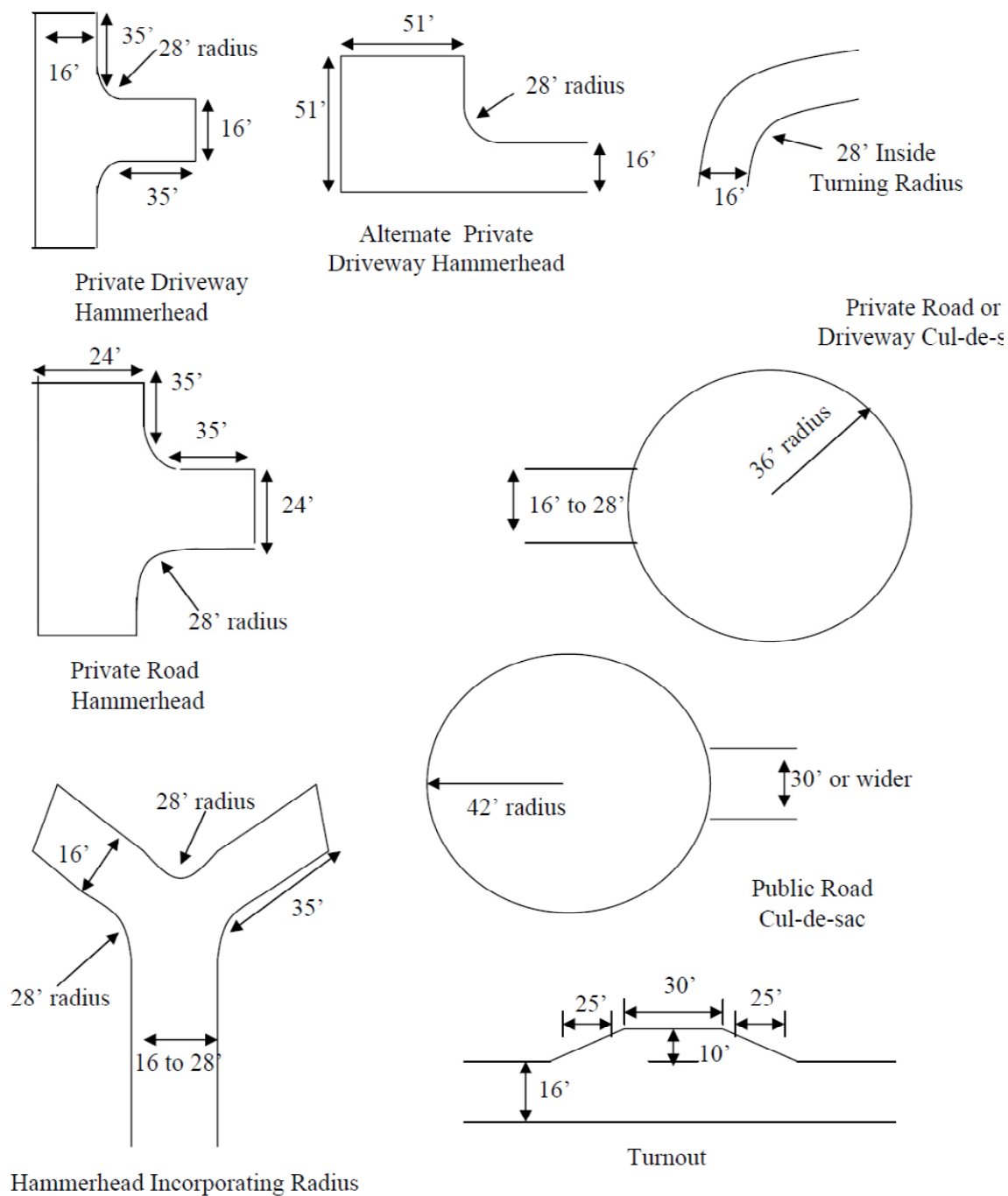
7/30/16 R.C.Stewart

Property Owner (Signature)

Date Printed Name

Attachment "A" – Project Map

Fire Protection Plan Letter Form – Lemoncrest APN 394-290-28



Attachment "C" – Fire Availability Form PDS 399-F



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - FIRE
ZONING DIVISION

Please type or use pen

California Investment Bankers 619-563-1111 Owner's Name _____ Phone _____ 1150 Anchorage Ln #101 Owner's Mailing Address _____ Street _____ San Diego Ca 92106 City State Zip		ORG _____ ACCT _____ ACT _____ TASK _____ DATE _____ AMT \$ _____ DISTRICT CASHIER'S USE ONLY
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SECTION 1. PROJECT DESCRIPTION **TO BE COMPLETED BY APPLICANT**

A. ☒ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance: _____
☐ Boundary Adjustment
☐ Rezone (Reclassification) from _____ to _____ zone.
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☐ Other _____

B. ☒ Residential Total number of dwelling units 25
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

C. Total Project acreage 15 Total lots 25 Smallest proposed lot .5 Ac

Assessor's Parcel Number(s)
 (Add extra if necessary)

394-290-28	

Thomas Guide. Page 1232 Grid B\$
 12361 Lemoncrest Dr
 Project address _____ Street _____
 Lakeside 92040
 Community Planning Area/Subregion _____ Zip _____

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [Signature] Date: 11/25/13
 Address: 1150 Anchorage Ln #101 San Diego, Ca 92106 Phone: 619-563-1111
 (On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY **TO BE COMPLETED BY DISTRICT**

District Name: Lakeside FPD
 Indicate the location and distance of the primary fire station that will serve the proposed project:
Fire Station 1, 9726 Riverview Ave., 1 mile

A. ☒ Project is in the District and eligible for service.
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the District and not within its Sphere of Influence boundary.
☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

B. ☒ Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is 2.33 minutes.
☐ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.

C. ☒ District conditions are attached. Number of sheets attached: 4
☐ District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by Planning & Development Services.

☒ Within the proposed project 150 feet of clearing will be required around all structures.
☐ The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: James Pine Print Name and Title: JAMES PINE, DFM Phone: 858.455.5434 Date: 12/17/13

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
 Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123



PDS-399F (Rev. 09/21/2012)

Attachment "D" – Water Service Availability Form



County of San Diego, Planning & Development Services
PROJECT FACILITY COMMITMENT - Water
 ZONING DIVISION

Please type or use pen

California Investment Bankers Owner's Name _____ Phone _____ 1150 Anchorage Ln #101 Owner's Mailing Address _____ Street _____ San Diego _____ Ca _____ 92106 City _____ State _____ Zip _____		ORG _____ ACCT _____ ACT _____ TASK _____ DATE _____ AMT \$ _____ DISTRICT CASHIER'S USE ONLY
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SECTION 1. PROJECT DESCRIPTION

1. <input checked="" type="checkbox"/> Major Subdivision (TM) Case No. _____ <input type="checkbox"/> Minor Subdivision (TPM) Case No. _____ <input type="checkbox"/> Major Use Permit (MUP) Case No. _____ Purpose of MUP: _____ <input type="checkbox"/> Certificate of Compliance in lieu of a Tentative Map. <input type="checkbox"/> Certificate of Compliance in lieu of a Parcel Map. <input type="checkbox"/> Certificate of Compliance to correct a subdivision violation. <input type="checkbox"/> Other _____	TO BE COMPLETED BY APPLICANT Assessor's Parcel Number(s) (Add extra if necessary) 394-290-28 Thomas Guide Page: 1232 Grid: B4 Project Address: 12361 Lemoncrest Dr Community Planning Area/Subregion: Lakeside Date: 11/26/13
2. <input checked="" type="checkbox"/> Residential Total number of dwelling units <u>25</u> <input type="checkbox"/> Commercial Gross floor area _____ <input type="checkbox"/> Industrial Gross floor area _____ <input type="checkbox"/> Other Gross floor area _____	
3. Total Project acreage <u>15</u> Total number of lots _____	
4. Is the project proposing use of groundwater? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Is the project proposing the use of reclaimed water? <input type="checkbox"/> <input checked="" type="checkbox"/>	
Applicant's Signature: <u>[Signature]</u> Address: 1150 Anchorage Ln #101 San Diego, Ca 92106 (On completion of above, present to the water district with appropriate fee to establish facility commitment, Section B below.)	Phone: 619-563-1111

SECTION 2: FACILITY COMMITMENT

TO BE COMPLETED BY DISTRICT

Pursuant to the Public Facility Element of the General Plan and County Board of Supervisors Policy I-84, commitment must be for a period of at least two years. Commitment must be obtained within the three months prior to the date of final action by the approving authority. This is a commitment that the facilities will be available to deliver water; however, this is not a commitment regarding the availability of the water itself.

District name: LAKESIDE WATER DISTRICT Service area: SHERMAN 650

☐ Amount of capacity committed for this project: _____ EDUs.

☐ Facility capacity has been committed pursuant to a binding agreement satisfactory to the district. Expiration date: _____ (Commitment must be for a minimum of two years. If no expiration date, please so specify.)

☒ Facility capacity is committed for this project until 12-1-15. (Termination date of this letter must be at least two years from the date of issuance.)

☐ The District Board of Directors has certified that public agency facilities are under construction and permits to construct have been received. Capacity for this project is committed for a period of at least two years from the time that the public agency's facility improvements come on-line.
 Scheduled (not guaranteed) start-up date: _____ Capacity is committed until: _____ (if no expiration date, please so specify).

Authorized signature: [Signature] Print name: BRETT SANDERS
 Print title: GENERAL MANAGER Date: 11-27-13 Phone: 619-443-3805

On completion of Section 2 by the District, applicant is to submit this form to:
 Department of Public Works, Final Maps or Grading, 5510 Overland Avenue, Suite 310, San Diego, CA 92123

PDS-400W (Rev. 09/21/2012)

